

Board of Adjustment

Agenda

DANETTE HARRIS- Chair	
GREG HITCHENS	WADE SWANSON
TYLER STRADLING	CHAD CLUFF
TRENT MONTAGUE- Vice Chair	MARK FREEMAN

August 13th, 2013
City Council Chambers- Lower Level
57 East First Street

RESULTS

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
 - 1. Sign Code Update
- B. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE JUNE 11TH, 2013 MEETING.
- B. ELECT A NEW CHAIR AND VICE CHAIR.
- C. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

1. BA13-032 256 East Broadway Road (District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the DB-2 zoning district. (PLN2013-00247)

Staff Planner: Angelica Guevara

Staff Recommendation: Denial

Board Decision: Continued to the September 10th, 2013 Hearing

- *2. BA13-033 1930 South Alma School Road (District 3) - Requesting a Special Use Permit to allow a wireless communication facility to exceed the maximum height allowed in the LC-PAD zoning district. (PLN2013-00278)

Staff Planner: Angelica Guevara

Staff Recommendation: Continuance to the September 10th, 2013 hearing.

Board Decision: Continued to the September 10th, 2013 Hearing

- *3. BA13-034 1445 West Southern Avenue (District 3) – Requesting a Special Use Permit to allow the number of special events to exceed the maximum allowed in the LC zoning district. (PLN2013-00308)
- Staff Planner: Kim Steadman
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *4. BA13-035 258 East Franklin Avenue (District 4) - Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2013-00318)
- Staff Planner: Mia Lozano
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *5. BA13-036 8357 East Warner Road (District 6) – Requesting a Special Use Permit to allow a manufactured home to be used as a night watchman quarters in the AG-AF zoning district. (PLN2013-00338)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *6. BA13-037 22 South Mesa Drive (District 4) - Requesting a Special Use Permit for a Comprehensive Sign Plan in the DC zoning district. (PLN2013-00336)
- Staff Planner: Wahid Alam
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *7. BA13-038 2800-2900 blocks of North Power Road, west side (District 5) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the LC- PAD zoning district. (PLN2013-00334)
- Staff Planner: Lesley Davis
Staff Recommendation: Withdrawal
Board Decision: **Withdrawn**
- *8. BA13-039 1855 North Power Road (District 5) – Requesting a Special Use Permit to modify an existing Comprehensive Sign Plan in the LC zoning district. (PLN2013-00345)
- Staff Planner: Kim Steadman
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**
- *9. BA13-040 1406 West 1st Street (District 3) – Requesting: 1) a Variance to allow the reduction in the required number of covered parking spaces; and 2) a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2013-00354)
- Staff Planner: Angelica Guevara
Staff Recommendation: Approval with Conditions
Board Decision: **Approved with Conditions**

*10. BA13-041 8035 East Brown Road (District 5) – Requesting a Variance to allow a fence to exceed the maximum height allowed in the OC zoning district. (PLN2013-00333)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions

OTHER BUSINESS:

D. ITEMS FROM CITIZENS PRESENT